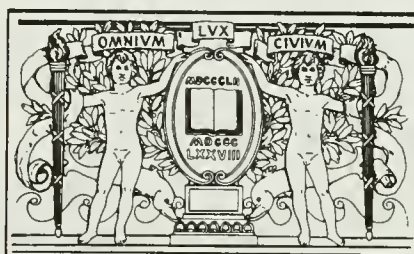


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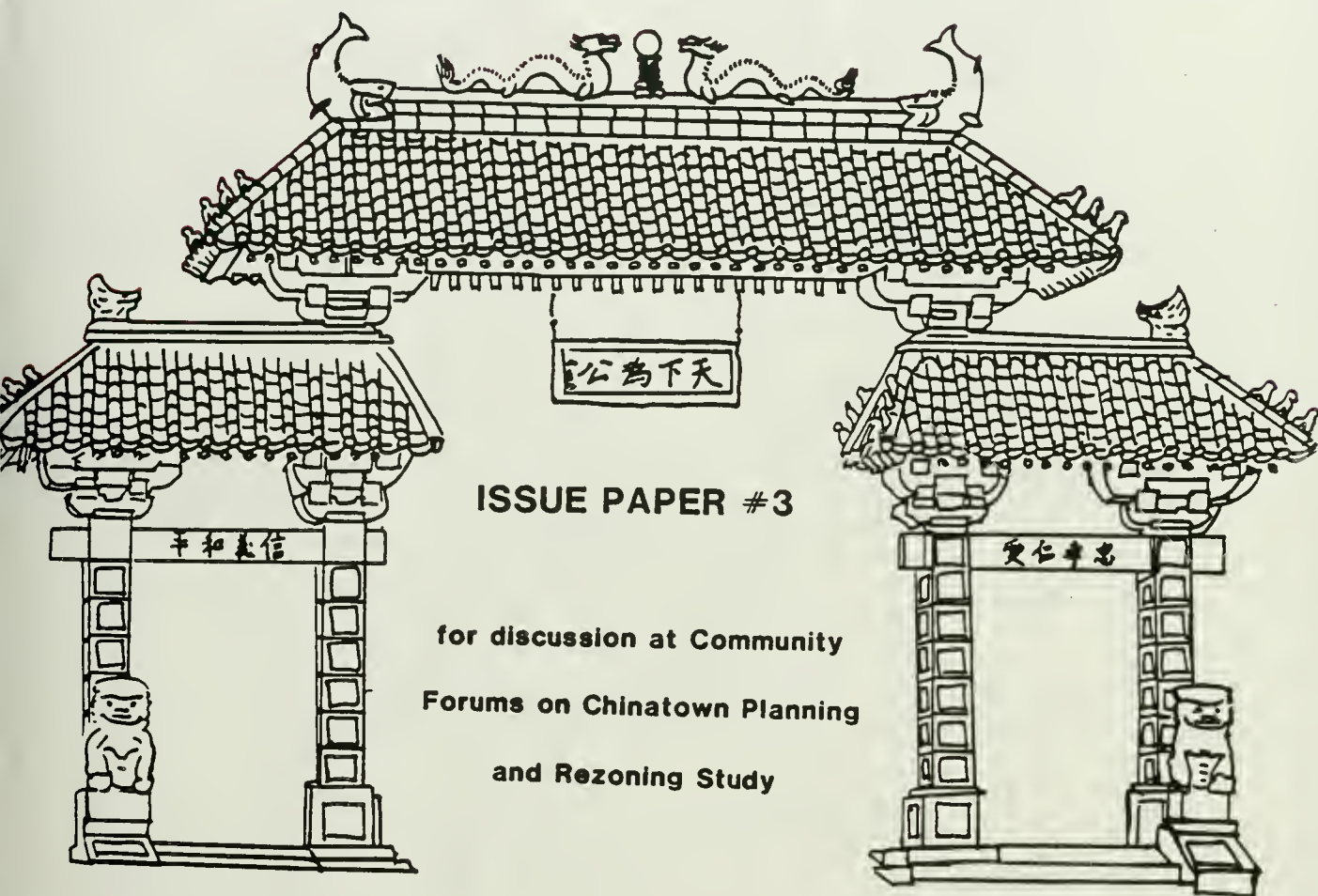
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ISSUE PAPER #3

for discussion at Community
Forums on Chinatown Planning
and Rezoning Study

prepared by
San Francisco Department of City Planning
August , 1984

CHINATOWN STUDY AREA

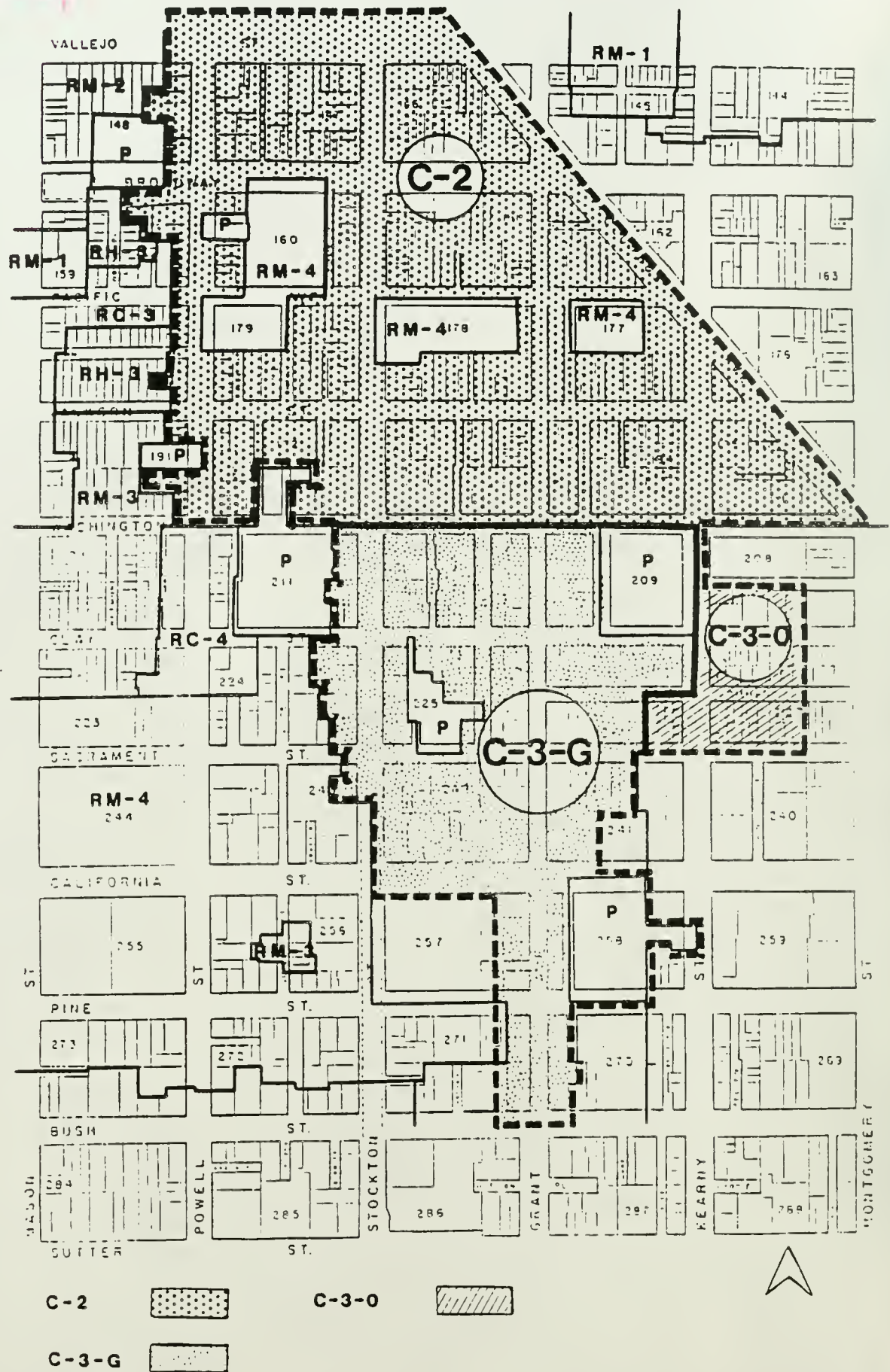


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I. Introduction

This third issue paper covers commerce and employment in the Chinatown Study Area. City policies on commerce and industry and current City economic development programs are reviewed. Commercial and industrial land uses in Chinatown are described, in terms of the present zoning districts, the most prevalent businesses, and the nature of their customers.

Jobs located in Chinatown as well as the jobs held by Chinatown residents (which overlap) are analyzed.

Finally, the paper identifies major issues involving balancing various kinds of commercial development with each other, and with other land uses, particularly housing and community facilities and describes some policy options for addressing these issues.



Travel Agent

II. Review of San Francisco Commercial and Employment Policies and Programs

A. Policies: Master Plan and Downtown Plan

The Plan for Commerce and Industry was adopted by Resolution 8001 of the San Francisco Planning Commission in 1978. The three interrelated goals of this plan are economic vitality, social equity and environmental quality.

Relevant to Chinatown are citywide objectives on managed economic growth and more specialized objectives on business vitality, industry, employment, visitor trade and neighborhood commercial districts.

On a citywide basis, managed economic growth emphasizes forms of development which have "substantial net benefits" and discourages those with "substantial undesirable consequences that cannot be mitigated." For Chinatown, "net benefits" can be equated with businesses serving one or more of the functional roles of Chinatown -- village, capital city, tourist center. Economic growth with undesirable consequences is that which displaces activities supporting the functional roles of Chinatown.

The business vitality objective seeks to retain existing commercial and industrial activity. Chinatown has a particularly diverse and varied mix of relatively small scale and often unique enterprises. The size, form and scale of existing buildings contributes to business vitality. Another contributing factor in Chinatown is the clustering and proximity of related businesses. Produce, fish and meat markets supply restaurants; herbalists are near medical practitioners; gift shops are near importer suppliers.

The Master Plan industrial objective stresses avoidance of "public actions that displace existing viable industrial firms." The major industrial activity in Chinatown consists of small sewing factories (25 machines or less). These sewing factories operate primarily within the the boundaries of the Garment Shop Special Use District which allows this one kind of industry within commercial and residential zones where it would not normally be allowed. When this district was established in 1959, it was intended to retain the garment making industry in Chinatown on a small-scale basis.

Employment opportunities, job training and retraining programs for unskilled and semi-skilled San Francisco residents are advocated in the Master Plan.

Visitor trade is also strongly emphasized with the goal of enhancing San Francisco's position as a national center for conventions and visitor trade. The Plan suggests sensitivity to the impacts of tourism on existing residential and commercial activities. In Chinatown, impacts of visitors and tourists are handled, in part, by devoting the easterly side -- Grant Ave., primarily to their needs, and by sharing of the restaurant sector, toward Broadway with local and Bay Region clientele.

Finally, the Master Plan promotes neighborhood commercial districts and their revitalization. It recognizes the multiple use of such areas and recommends priority be given to neighborhood-serving retail and service activity.

The issue of protection of neighborhood serving uses is a critical one for Chinatown. On a citywide basis, the Department of City Planning proposing major addition to the text of Master Plan policies relating to neighborhood commercial uses and is preparing new Neighborhood Commercial zoning district regulations. The new regulations will help individual districts to achieve more balanced businesses and services and to avoid overconcentration of less desired or potentially disruptive activities. The proximity of Chinatown to Downtown, and its unique housing and density issues prevents direct application of these new controls. This is also the case for the North of Market and Van Ness Corridor areas. However, some of the features of the new controls may assist in development of Chinatown zoning proposal.

The Downtown Plan, Draft for Citizen Review, August 1983 is pending adoption by the City Planning Commission this fall. This draft component of the Master Plan contains policies for the primary downtown uses. These include office, retail, hotel and support commercial space. The policies show how these downtown uses can be differentiated from those in Chinatown.

Downtown office development is to be maintained in a compact form, minimizing displacement of other uses. The Downtown Plan specifies that Chinatown is not to be an expansion area for downtown offices.

Downtown shopping facilities are specialized and serve a regional market. These specialty shopping facilities are also to be limited from spreading outside the existing retail center to avoid detracting from its economic vitality. Chinatown's Grant Avenue has an important role as a corridor between the Union Square downtown retailing center and the restaurant-entertainment districts to the north.

Large hotels enhance San Francisco's position as a tourist and visitor center. The Plan stresses that hotels should not cause adverse impacts on circulation, existing uses and scale of development. Downtown Plan policy directs major new hotel growth away from the Chinatown area, toward the South of Market.

Support commercial services which serve other businesses such as sale and repair of office equipment, blue printing, billing and data processing are identified as important adjuncts to other downtown uses. Such support space is presently primarily located South of Market and the Plan advocates its retention there.

B. Programs: Economic Development

The City's economic development objectives, as contained in the 1984 Community Development Program are to create and retain job for low and moderate income persons and to increase opportunities for small and minority business concerns.

Economic Development programs of benefit to Chinatown are administered through the Mayor's Office of Housing and Economic Development (MOHED) located at 100 Larkin Street. MOHED handles U. S. Department of Housing and Urban Development block grants and Urban Development Action Grants. They also provide funds through the Job Training Partnership Act serving Chinatown. Asian Inc. (1670 Pine) has used funding from MOHED for loan packaging to small businesses, procurement assistance, and development of a light industrial condominium project.

The Private Industry Council (PIC), 1748 Market Street, also subcontracts with community agencies to conduct classroom and on-the-job training. Some of the Community agencies especially target their programs to Southeast Asian refugees.

The San Francisco Conservation Corps, Fort Mason, through funding partially provided through MOHED, concentrates on public service conservation work for 18-23 year olds (60 positions) and 16-21 year olds (60 summer positions). These trainees are recruited from low income and minority populations.

A further economic objective contained in MOHED Community Development Plan 1984 relates directly to the Chinatown Planning and Rezoning Study. This objective, aimed at retaining jobs and small business in Chinatown and North Beach, states "Develop improved zoning controls which would ensure neighborhood service orientation of commercial facilities."



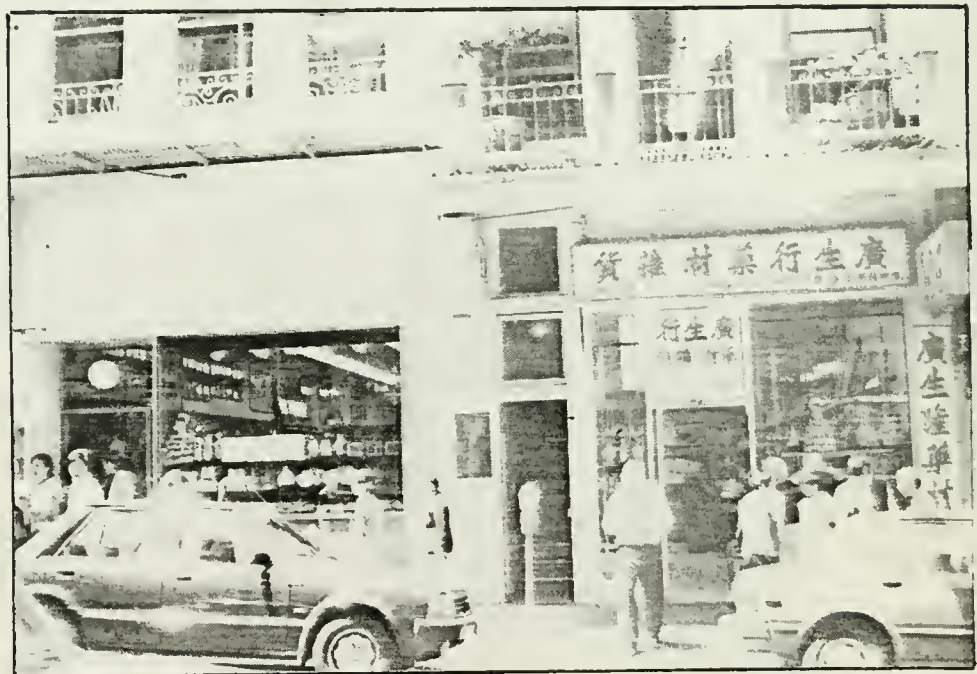
View From Grant Avenue

III. Commercial Space

A. The Mix of Uses in the Three Existing Commercial Zoning Districts in Chinatown

Table 1 summarizes the commercial and residential uses in the three existing commercial zones in the Study Area. Overall the percent of space used for retail, services and manufacturing activity is 30%. Office activity which fall primarily in the "other" category comprises about 17%. The activity using the largest share of space is housing with over 3.4 million sq. ft or approximately half of the net space within buildings.

In looking at the differences between the different zoning districts within the study area, the area now zoned for Downtown Office use (C-3-0) contains the greatest proportion of housing. The area south of Washington Street zoned for Downtown General Commercial (C-3-G) contains the largest share of institutional uses which include family and district associations. Community Business (C-2) district zoning covers about 3/4 of the total study area and thus its pattern has the most influence on the overall picture.



Mixed Use On Grant Avenue

TABLE 1

Summary of Land Uses
by Existing Zoning Districts in
Chinatown Study Area, 1984

Zoning Districts	C - 2		C - 3 - G		C - 3 - O		Total	
	Sq.Ft	Percent	Sq.Ft.	Percent	Sq.Ft.	Percent	Sq.Ft.	Percent
Trade	725,921	14%	229,283	17%	15,080	5%	970,284	14%
Services	668,116	12	9,554	7	7,790	3	771,447	11
Finance, Insurance, Estate	71,574	1	16,866	1	14,953	5	103,393	2
Manufacturing	135,156	3	43,189	3	7,695	2	186,040	3
Institutional	244,994	5	1,197,429	9	2,280	1	357,016	5
Residential	2,586,960	47	641,095	47	210,444	67	3,438,499	48
	972,841	18	217,019	16	51,684	17	1,241,544	17
	5,405,562	100%	1,362,735	100%	309,926	100%	7,078,223	100%

C - 2: Community Business District; C - 3 - G: Downtown General Commercial District; C - 3 - O: Downtown Office District.

Department of City Planning Land Use Survey, 1983-4.

Square footage figures may be adjusted pending further computer runs.

B. Business Trends for Major Categories of Enterprises in Chinatown

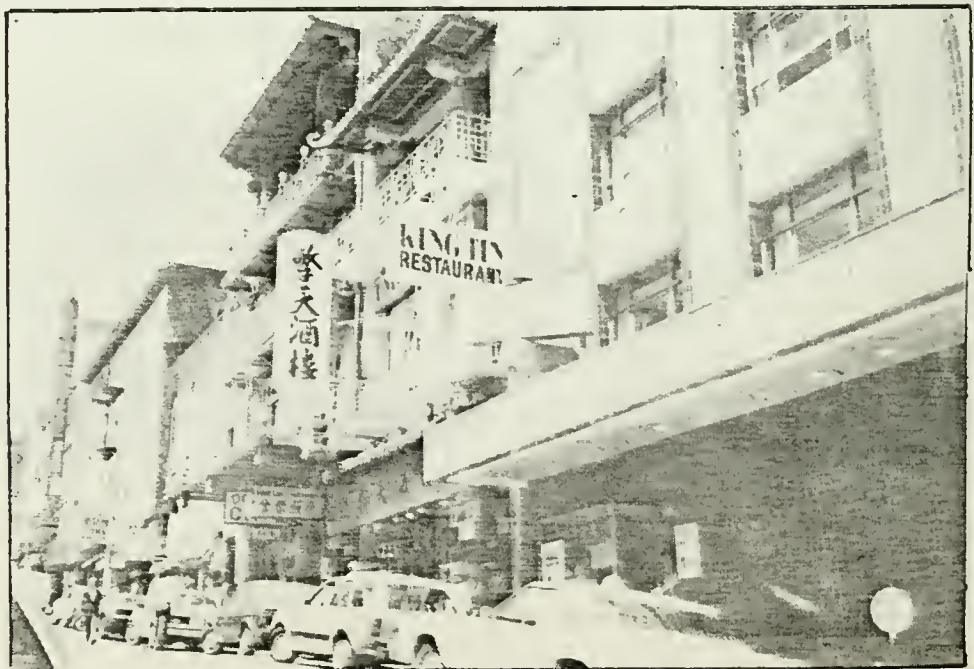
Table 2 lists major categories of commercial and related activities. Four relatively traditional activities, restaurants, family and district associations, garment shop and gift stores comprise over half of all commercial activities. The Associations with their multi-story, multi-use buildings also encompass a significant share of space.

Life style and age group changes brought about from the newer Chinese population have fostered changes and growth in a number of businesses. Responding in part to these new consumers, Chinatown has seen an increase in such specialized stores and services as jewelers, medical practitioners, beauty salons, and video sales and services.

There has also been reported to be an increased number of sales of existing local businesses to new owners with capital from Asia. Another trend is the purchase of several related businesses by one buyer or partnership. This, in turn, has tended to change the tradition of family-owned and operated businesses to those run through managers and non family employees.

Other factors in the decrease of family operated business are generational change in occupations-- children are educated to other careers-- and the pressure of increased rents. Prime retail space in the vicinity of Union Square is reported by realtors to be \$8 to \$12 per square foot a month range, while Grant Ave. in Chinatown is reported to be in the \$4 to \$6 per sq. ft. range. Rents to the west side of Chinatown are less and this appears to be a major factor in the generally westerly movement of the more local-serving businesses.

Restaurants: Over time there has been a loss of single restaurants operated by one owner or several generations of the family of the owner. There has been an increase in small chains of restaurants owned by several partners and staffed by professional managers. The cuisine of Chinatown's restaurants has become more diverse, involving Hong Kong style service, fresh seafood and non-Cantonese food.



Restaurants On Washington

TABLE 2

Major Categories of Commercial, Retail
& Related Activities in Chinatown Study Area, 1984

Categories	Number	% of Total Number	Total Sq. Ft.
1. Eating Places	144	11%	380,793
2. Sewing Shops	87	7	106,409
3. Associations	84	7	231,187
4. Offices	65	5	890,641
5. Retail Shops, NES	64	5	131,626
6. Grocery Stores	64	5	83,544
7. Gift Shops	57	4	106,297
8. Jewelry Stores	53	4	54,879
9. Clothing Stores	35	3	40,656
10. Beauty Salons	32	3	28,431
11. Chinese Herb Stores	29	2	31,951
12. Travel Agencies	29	2	27,152
13. Bakeries	26	2	31,500
14. Social Clubs	26	2	31,731
15. Banks	18	1	64,554
16. Drinking Places	18	1	29,378
17. Real Estate	15	1	15,470
18. Camera Stores	13	1	7,634
19. Newspapers	11	1	12,135
20. Schools	10	1	147,924
21. Unknown	9	1	23,775
22. Meat Markets	9	1	13,506
23. Poultry Markets	8	1	20,394
24. Acupuncture	8	1	9,320
25. Community Agencies	8	1	39,882
26. Department Stores	7	1	11,398
27. Doctors	6	1	23,285
28. C. P. A.	6	1	7,196
29. Community Centers	5	0	68,859
30. Law Offices	4	0	11,624
31. Dairies	1	0	960
32. Miscellaneous	337	25%	916,732
	1,288	100%	3,639,724

Source: Department of City Planning Land Use Survey, 1983-4.

Garment Shops: While there are over 100 sewing shops now located in the Chinatown Study area, there are two major pressures for their displacement and relocation. First, ground floor storefronts can command higher rents from retail tenants than the shops. Second, many operators desire to have larger scale operations. Sites south of Market on bus lines accessible to Chinatown residents have been used for such expansions. Locations outside Chinatown do not offer workers as much flexibility of work hours or opportunity to combine family care within the work day as occurs in Chinatown.



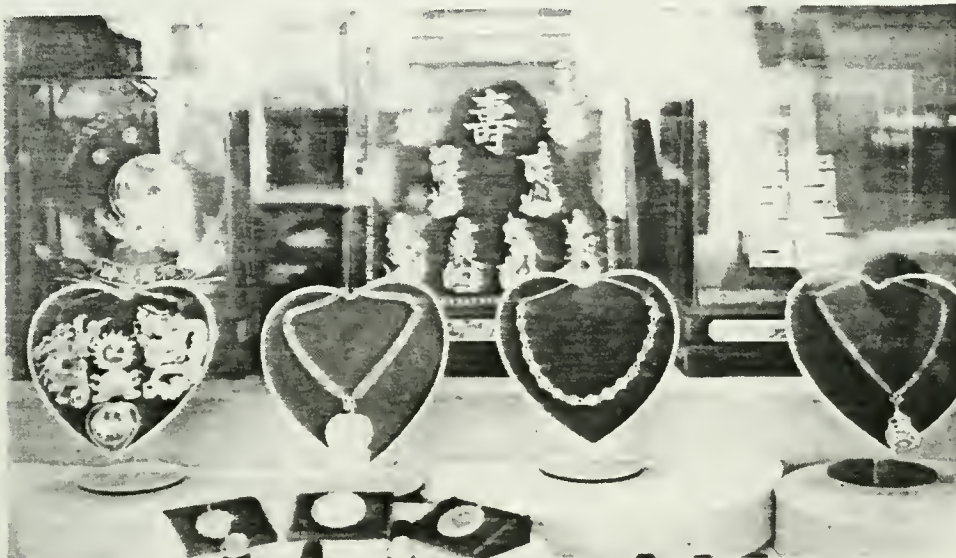
Garment Shop

Gift Shops/Trading Companies: Gift shops have traditionally sought a Grant Ave. location. "Trading Companies" (which originally were generally involved with import export activities) tend to carry a broader range of merchandise for local clientele than gift shops. Gift shops, especially along Grant Ave. cater to a tourist clientele, but other gift shops primarily serve village and capital city needs. These enterprises have been affected by changes in wholesale distribution. Large operators or those with several shops tend to import merchandise directly. Smaller operators still purchase through agents or wholesalers and are facing increasing problems in maintaining competitive pricing with the larger stores.



Gift Shop

Jewelry Stores: The 53 jewelry stores in the study area represent a considerable expansion during the last few years. Such expansion is in part related to the new South East Asian population and their use of jewelry as tangible wealth, as well as to the continuing Chinese tradition of jewelry gifts for family and other occasions. It is also a business with a fairly portable inventory and can be established by persons with linkages to similar business in Hong Kong and other parts of Asia. Jewelry stores are usually able to afford a relatively high per square foot rent because they require less space than most other retailers.



Jewelry Store

Groceries, Meat and Fish Markets: These businesses (especially those selling live produce or meat or fish) tend to be located at the northern end of Stockton Street and have often have been in the same location under the same operators for many years. While heavily patronized by Chinese customers from both the immediate area and the rest of the city and regions, they also serve as wholesalers to restaurants. The vehicular delivery and loading process on Stockton -- a major transit corridor -- is a source of conflict. For local restaurants, however, delivery is often made by hand cart.

New dry groceries have tended to spread to the outer edges of the Chinatown core, although many are still centered around Clay and Jackson Streets. As with other businesses, some recently opened groceries have been larger scale -- almost small supermarkets.



Grocery Store

Doctors, Herbalists: To some extent, Chinese Hospital is the institution around which other health practitioners have located offices. Older traditions of medicine now complement rather than compete with western medicine and offer more choice to both younger and older clientele who prefer traditional remedies.

Clothing Stores: A number of clothing stores stocking both Chinese and western style womens ware and some men's clothing have recently opened in Chinatown usually to the west of Grant Ave. Much of the merchandise is imported from Hong Kong. Demand for this merchandise appears related to the growing proportion of younger and middle aged Chinese population in San Francisco. Some merchants have reported very lean times during the cable car repair shutdown, suggesting that some business is also tourist-related.



Importers & Exporters



Retail Shop

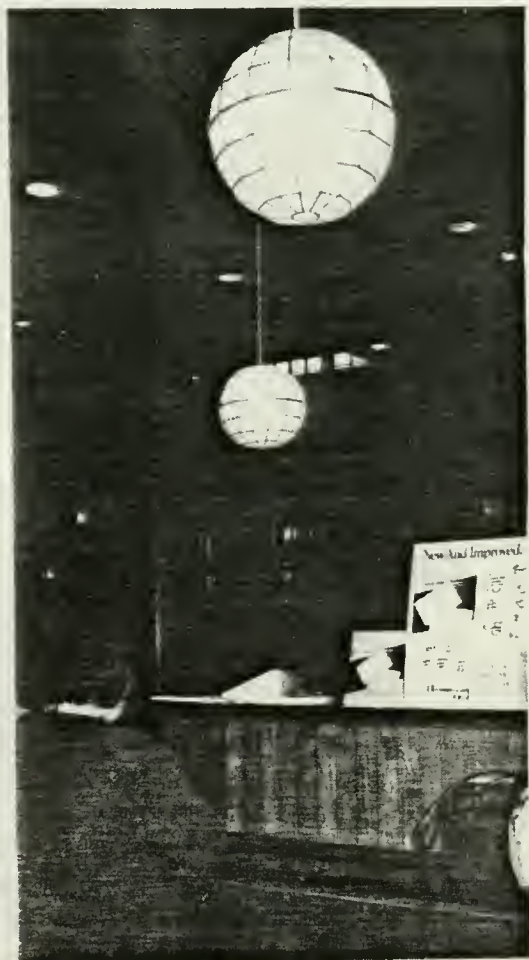
Beauty Salons: The Chinatown Core now has at over 30 beauty salons. Again, demand for these services appears to be strongly related both to migration and consequent age and life style changes in the population. Beauty shop owners often have several beauticians working from their shops and sharing fees. Beauty salon work provides opportunity for part time work for women with relatively little training at generally higher pay than sewing work.

Banks and Financial Institutions: These institutions which are 18 in number have been attracted by potential for saving and borrowing by members of the Chinese community. Concern over their proliferation and ability to outbid rents from any other business users led to enactment by the Board of Supervisors of a Special Financial District Moratorium for Chinatown covering eighteen city blocks to extend to October, 1984. A similar moratorium is in effect north of Broadway. The Neighborhood Commercial Rezoning Study just released by the Department of City Planning proposes to make new financial services a conditional rather than a permitted use in the North Beach neighborhood area.

An issue in the growth of financial institutions is the extent to which they are both community-based (drawing capital locally) and community serving (lending locally). State licensing for financial institutions provides information on capitalization and could provide the basis for standards to measure actually linkage to the community.



Beauty Salon



Bank

C. The Use of Commercial Space in Chinatown

Table 3 indicates that the greatest share of commercial space is used by offices, eating places, associations, schools and retail shops. Offices tend to have a much larger average area (14,000 sq. ft. or more) than most other commercial uses which average below 3,000 sq. ft. Institutional uses (associations and schools) also occupy significant area in Chinatown.

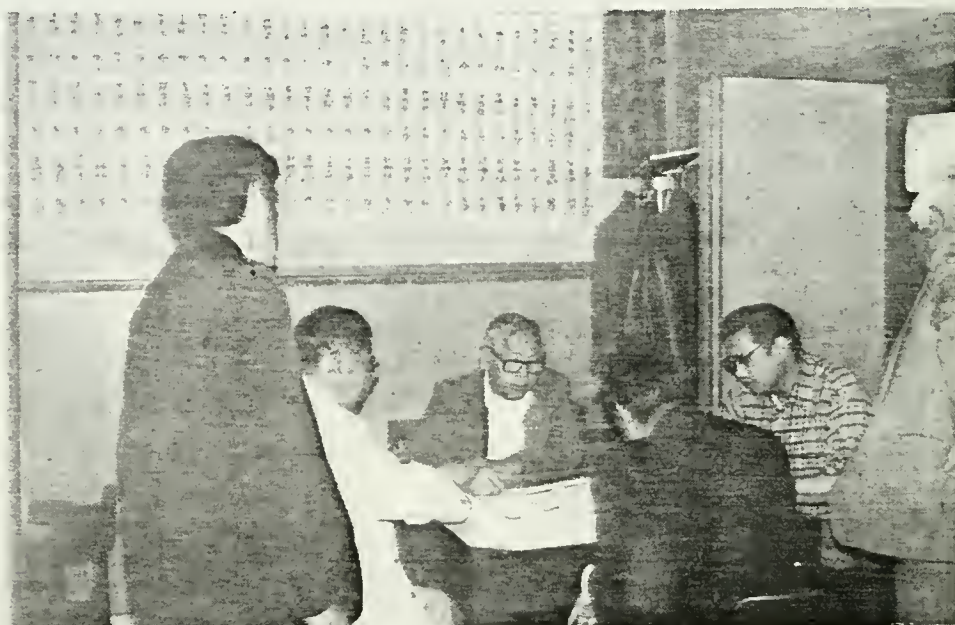


TABLE 3

Amount of Space Used by Major
Commercial Activities in Chinatown Study Area

	Categories	Total Sq.Ft.	Average Sq. Ft.
1.	Offices	890,641	13,702
2.	Eating Places	380,793	2,644
3.	Associations	231,187	2,757
4.	Schools	147,924	14,792
5.	Retail Stores	131,626	2,056
6.	Sewing Shops	106,409	1,223
7.	Gift Shops	106,297	1,864
8.	Grocery Stores	83,544	1,305
9.	Community Centers	68,859	13,771
10.	Banks	64,554	3,586
11.	Jewelry Stores	54,879	1,035
12.	Clothing Stores	40,656	1,161
13.	Community Agencies	39,882	4,985
14.	Chinese Herb Stores	31,951	1,101
15.	Social Clubs	31,731	1,220
16.	Bakeries	31,500	1,211
17.	Drinking Places	29,378	1,632
18.	Beauty Salons	28,431	888
19.	Travel Agencies	27,152	936
20.	Unknown	23,775	2,642
21.	Doctors	23,285	3,880
22.	Poultry Markets	20,394	2,549
23.	Realties	15,470	1,031
24.	Meat Markets	13,506	1,500
25.	Newspapers	12,135	1,103
26.	Law Offices	11,624	2,906
27.	Department Stores	11,398	1,628
28.	Acupuncture	9,320	1,165
29.	Camera Stores	7,634	587
30.	C. P. A.	7,196	1,199
31.	Dairies	960	960
32.	Miscellaneous	916,732	2,720

3,639,724

Source: Department of City Planning Land Use Survey, 1983-4.

D. Who is Served by Business in Chinatown?

As described in the earlier issue papers, Chinatown can be described in terms of its major roles: (1) a residential village, (2) a capital city for the larger Chinese population of the Bay Area and (3) a center for tourism. In terms of these roles, most Chinatown enterprises have a mixed clientele. They may serve the village (local residents) and capital city, or they may serve both villagers and tourists. A major objective of the City's Community Development program is to retain local resident - serving uses.

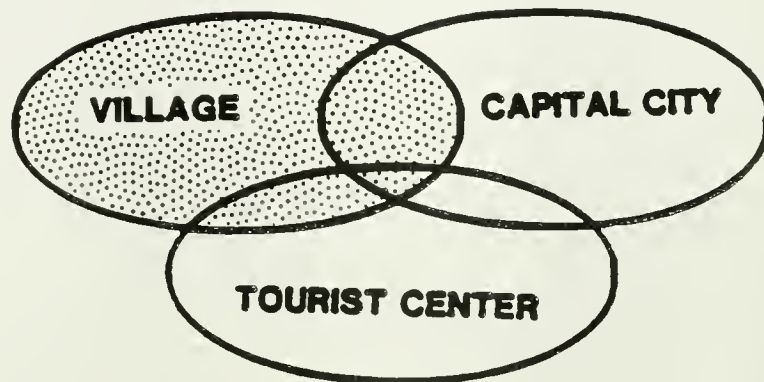


Table 4 shows a pattern of the kinds of customers served by the predominant enterprises in Chinatown. About 2/3 of business in Chinatown report those living in Chinatown (villagers) as the majority of their customers. About the same proportion report Chinese customers from San Francisco and other Bay Area cities as the next most prevalent customers. Exceptions are restaurants which have a large number of tourist customers and photo and printing operations which tend to serve downtown office customers. Those who serve tourists and 'capital city' clientele tend to have weekend peaks -- special parking, transit problems.

TABLE 4

Characteristics of Clients/Customers of
Major Categories of Enterprises
in Chinatown Study Area, 1984

Category	Live in Chinatown	Chinese customers S.F. & Bay Area	Tourists	Office Worker	Others
1. Restaurant	●	○	●	○	
2. Family & District Assn'	●	○	●	○	
3. Garment Shops	—	—	—	—	●
4. Gift Shops	●	○	●	○	
5. Offices, General	○	●	●	○	
6. Jewelry Stores	●	○	●	○	
7. Groceries	●	○	●	○	
8. Meat & Fish Markets	●	○	●	○	
9. Doctors	●	○	●	○	
10. Herbalists	○	●	●	○	
11. Trading Companies	●	○	●	○	
12. Clothing Stores	●	○	○	●	
13. Beauty Salons	●	○	●	○	
14. Bank & Financial Institutions	●	○	●	○	
15. Travel Agencies	●	○	○	●	
16. Community Agencies	●	○	○	●	
17. Photo & Printing	●	●	○	○	
18. Bakeries	●	○	●	○	
19. Professional offices (CPA, Lawyer, Tax Service etc,)	○	●	●	○	
20. Schools	●	○	—	—	
21. Newspapers	○	●	●	○	
22. Real Estate	●	○	●	○	

Most

Next most

Less

Least



IV. Jobs in Chinatown

A. The Working and Non Working Population

The 1980 Census indicated that about 43% of Chinatown's population is not in the labor force, primarily due to their age and retirement status. (See Table 5.) However, due to recent immigration trends involving relatively large numbers of people of prime age for the work force, more of Chinatown's population is now working.



Miscellaneous Retail



Bakery Store

TABLE 5
Labor Force Status
of Persons 16 years and Over
Chinatown Neighborhood Area: 1980

	Male	Female	Total
In Labor Force	2,336 (54.5%)	2,022 (45.8%)	4,358 (50.1%)
Unemployed	199 (8.5%)	114 (5.6%)	313 (7.2%)
Not in Labor Force ¹	1,946 (37.0%)	2,389 (48.6%)	4,335 (42.7%)
Total Persons 16 Years and Over	4,281 (100.0%)	4,525 (100.0%)	9,006 (100.0%)

1. The U.S. Census defines as "labor force" all persons 16 years and over who did full or part time paid work or 15 hours or more as unpaid workers in a family business during the last week before the census questionnaire was answered. Also defined as "labor force" were those civilians 16 years old and over with a job but not at work during the reference week, and those unemployed who had looked for work during the last four weeks.

Persons 16 years and older not defined as being in the labor force were classified as "not in the labor force". This category includes retired workers, students, seasonal workers not looking for work, housewives and those persons doing only incidental unpaid family work or volunteer work for religious, charitable or similar organizations.

Source: 1980 Census, Neighborhood Statistics, San Francisco CA.

B. Occupations of Residents and Proximity to Jobs

Chinatown's residential population has been described as a village. This description fits in terms of jobs. In villages, people live near where they work. In Chinatown, the 1980 Census indicated over half of the residents who are employed walk to their jobs (Table 6). Another 1/3 take public transit to work. Those enterprises which recruit employees from Chinatown, but which are expanding outside of Chinatown generally seek new locations on the bus lines serving Chinatown.

TABLE 6

Means of Transportation to Work
for Workers 16 Years and Over
Chinatown Neighborhood Area, 1980

Mode	Number	Percent
Car	546	14.0
Public Transit	1,191	30.6
Walked only	1,993	51.2
Other means	45	1.1
Worked at home	120	3.1
	3,895	100.0%

Source: 1980 Census of Population and Housing

Sales, service and fabricating jobs account for almost 80% of all the jobs held by Chinatown residents in 1980 (Table 7). Compared to San Francisco as a whole, Chinatown residents had a higher share of service and fabrication jobs, and a much lesser share of managerial and professional jobs.

TABLE 7
Comparison of Occupations
of Residents of Chinatown
Neighborhood Area, and City of
San Francisco, 1980

Occupational Category	Chinatown		San Francisco	
	No.	Percent	No.	Percent
Technical, Sales & Administrative Support	1,182	29.2	127,899	37.9
Service Occupations	1,106	27.4	54,038	16.0
Operators & Fabricators	898	22.2	32,879	9.8
Managerial & Professional	586	14.5	96,369	28.6
Precision Production & Repair	245	6.1	23,970	7.1
Farming and Fishing	26	6.0	1,969	.6
	4,043	100.0%	337,124	100.0%

Source: 1980 Census, Neighborhood Statistics, San Francisco, CA.

C. Jobs in Major Categories of Commercial Activities

About 20,000 jobs, about 1/3 of which may be less than full time are estimated to be located in the Chinatown Study area. Table 8 presents a summary of these job estimates based on the building areas occupied by various types of activities. Table 8 indicates the highest numbers of jobs are in office, restaurant and retail enterprises.

An initial survey of employment agencies in Chinatown revealed that they tend to concentrate in listings for restaurant work (kitchen helpers, cooks) for men and sewing for women. Some clerical jobs are also listed.

Some special characteristics of the existing job base in Chinatown include:

Jobs Not Requiring English: Restaurant support jobs such as dishwashing, garment shop jobs, maintenance and housekeeping jobs require minimal English. These jobs tend to be in the lowest pay categories.

Jobs Providing Opportunities to be in a Bilingual Training Situation: Bilingual supervisors can often provide on-the-job training opportunities in retailing, food processing and service work.

Family/Kinship Links: A number of employers, particularly within owner-operated businesses employ family members.

An emerging problem in the job base is underemployment. The number of split jobs hiring two part time workers instead of a full time worker has been increasing. This is been a practice in garment shops. The 25 machine limit may encourage extra shifts and/or piece work outside the shops. Restaurants have recently been operating on new limited hours, increasing part time restaurant personnel.

TABLE 8

Estimated Number of Jobs
in Major Categories of
Commercial and Related Activities
Chinatown Study Area, 1984

Category	Total Sq. Ft.	Estimated Number of Jobs
1. Office	890,641	4,550
2. Eating Places	380,793	5,080
3. Associations	231,187	460
4. Schools	147,924	300
5. Misc. Retail Shops	131,626	540
6. Sewing Shops	106,409	2,660
7. Gift Shops	106,297	440
8. Grocery Stores	83,544	340
9. Community Centers	68,859	140
10. Banks	64,554	320
11. Jewelry Stores	54,879	220
12. Clothing Stores	40,656	170
13. Community Agencies	39,882	80
14. Chinese Herb Stores	31,951	130
15. Social Clubs	31,731	60
16. Bakeries	31,500	130
17. Drinking Places	29,378	120
18. Beauty Salons	28,431	120
19. Travel Agencies	27,152	130
20. Unknown	23,775	40
21. Doctors	23,285	120
22. Poultry Markets	20,394	80
23. Real Estate Offices	15,470	80
24. Meat Markets	13,506	60
25. Newspapers	12,135	50
26. Law Offices	11,624	60
27. Department Stores	11,398	70
28. Acupuncture	9,320	50
29. Camera Stores	7,634	30
30. Accountants	7,196	40
31. Dairies	960	5
32. Miscellaneous	916,732	3,055
TOTAL	3,639,724	19,730

Sources: Table 3. Assumptions on space per employee based on 2/3 of the space per employee identified in Department of City Planning, Downtown Plan EIR, 1984 except for Sewing Shops estimated at 80 sq. ft./employee and two shifts. Restaurants are also assumed to have two shifts.

D. Where Employees Live

According to a limited phone survey of major categories of enterprises in Chinatown, businesses which predominantly employ Chinatown residents include garment shops, jewelry stores, groceries and health practitioners. Those businesses who hire some Chinatown residents comprise restaurants, meat and fish markets. The activities employing the least share of Chinatown residents are the family and district associations, gift shops and offices.

TABLE 9

Residential Location of Employees of Major Categories of Enterprises

Category	Majority Live in/near Chinatown	Some Employees Live in Chinatown	No Employees Live in Chinatown
1. Restaurants		X	
2. Family & Dist. Assn.			X
3. Garment Shops	X		
4. Gift Shops			X
5. Offices, genl.			X
6. Jewelry Stores	X		
7. Groceries	X		
8. Meat and Fish Mkts		X	
9. Doctors	X		
10. Herbalists	X		
11. Trading Co's	X		
12. Clothing Stores		X	
13. Beauty Salons			X
14. Bank & Finan Inst.		X	
15. Travel Agencies			X
16. Comm. Agencies			X
17. Photo & Printing			X
18. Bakeries	X		
19. Prof. Off.			X
20. Schools	X		
21. Newspapers		X	
22. Real Estate			X

Source: Telephone survey of sample of enterprises by Department of City Planning, June, 1984.

V. Issues and Policy Options

Issues

- Modifying allowable height and use zoning regulations which along with other factors increase displacement pressure for small business.
- Retaining village-serving businesses, which locate in small store fronts and are attractive and accessible to pedestrian shoppers.
- Retaining locally specialized job base.
- Preserving interest, quality and character of Chinatown's physical environment for tourists and villagers and others.
- Accommodating manufacturing in Chinatown.
- Responding to parking and transportation needs for business uses (to be covered in IP #5).

Policy Options

- Controls which retain diversity by putting numerical or proportional limits on certain categories of business and requiring 'conditional use' approval for additional enterprises above such limits.
- Controls in the maximum sizes of business floor areas to retain small rental spaces.
- Ratios of residential to commercial space using the existing pattern as a base.
- Legalization of small manufacturing other than garment shops under strict performance standards.
- Development of a standard for extent to which financial institutions provide local service and utilize and lend local capital as a basis for allowing and regulating additional financial institutions.



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Credits

Dean Macris, Director
Milton Edelin, Deputy Director
Robert Passmore, Zoning Administrator

George Williams, Assistant Director,
Plans and Programs

Robin Jones, Chief of Programs

Project Team:

Lois Heyman Scott
Lulu Hwang Mabelitini

Interns:

Joanne Louie - data collection
and entry
Kit Hui - survey work, data
entry and photography

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